



Offers in excess of £325,000 | Freehold

Hilton Way, Sible Hedingham, Halstead, CO9 3JW

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Key Features & Description

- Peaceful Cul-De-Sac Position – Situated in a quiet location within the desirable village of Sible Hedingham, close to local amenities and schools.
- Exceptional Extension Potential – Sits on an impressively large plot with expansive side and rear gardens, offering a rare opportunity to expand (STPP).
- Open-Plan Kitchen & Dining – Bright, family-friendly kitchen and dining space spanning the rear, featuring direct garden access and a separate utility room with a W.C.
- Three Flexible Bedrooms – Includes two spacious double bedrooms and a versatile third room ideal for a nursery, single bedroom, or home office.
- Generous Wrap-Around Gardens – Significantly larger outdoor space than typical area homes, perfect for families, gardening, or outdoor entertaining.
- Private Driveway & Oversized Garage – Ample off-road parking leading to a large garage ideal for secure storage, a workshop, or vehicle housing.
- EPC Rating E | Council Tax Band C

Set within the bottom of a Cul De Sac in the village of Sible Hedingham, this delightful three-bedroom semi-detached home offers a wonderful balance of well-planned accommodation and exceptional future potential.

Positioned on an impressively large garden featuring a private driveway, an oversized garage, and expansive garden to both the side and rear, the property presents a rare opportunity for significant extension (subject to the necessary planning consents).

Stepping into the home, a welcoming entrance hall leads you through to a comfortable and bright lounge positioned at the front of the property, offering an inviting space to relax. Across the rear, the open-plan kitchen and dining room forms the heart of the home, providing plenty of workspace, room for family meals, and direct access out to the garden. Conveniently situated just off the kitchen is a practical separate utility room alongside a ground floor cloakroom/W.C., ideal for busy household living.

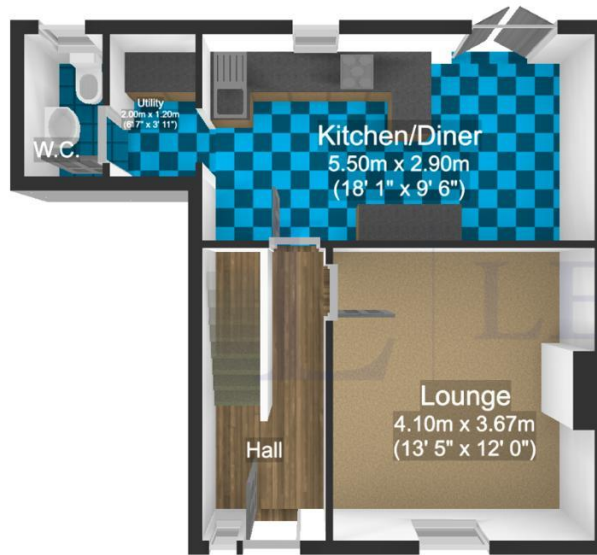
Upstairs, the first-floor landing features a built-in airing cupboard and leads to three well-proportioned bedrooms. The main double bedroom overlooks the front aspect, while the second double bedroom enjoys pleasant views over the rear garden. The third bedroom offers great versatility, making an ideal single bedroom, nursery, or dedicated home office. Completing the upper floor is the family bathroom, fitted with a traditional suite.

The outdoor space is a standout feature of this property. The generous garden wraps around the rear and side, providing far more space than typical homes in the area—perfect for families, keen gardeners, or those looking to expand the living footprint over time. To the side, a private driveway offers ample off-road parking and leads to an oversized garage, perfect for secure storage, a workshop, or vehicle housing.

Located in the quiet and popular village of Sible Hedingham, the area offers a warm community atmosphere alongside convenient daily amenities including local shops, public houses, a doctors' surgery, and well-regarded primary and secondary schooling. Nearby market towns such as Halstead and Braintree provide further shopping and leisure facilities, as well as direct rail services into London Liverpool Street.







Ground Floor



First Floor

Total floor area: 83.1 sq.m. (894 sq.ft.)

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